

CITY OF VANCOUVERSPECIAL COUNCIL - AUGUST 25, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, August 25, 1976, in the Auditorium of the Bayview Community School, 2251 Collingwood Street, at 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari and Rankin

ABSENT: Alderman Sweeney (Civic Business)  
Alderman Volrich

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,  
SECONDED by Ald. Kennedy,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. W/S Wallace Street between West 2nd Avenue and Point Grey Road

An application was received from the Director of Planning to rezone Lots 1-4, 7-10, East Part, D.L. 448, Plan 1153, being the west side of Wallace Street between West 2nd Avenue and Point Grey Road from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

Uses: Townhouses, and customarily ancillary uses, including off-street parking.

Floor Space Ratio: Shall not exceed 0.65 and shall be computed as set out in the RS-1 Schedule.

Height: The height of any building shall not exceed two and one-half storeys plus basement nor 35 feet as measured from the average building grade of West 2nd Avenue and Point Grey Road respectively, as determined by the City Engineer.

Dwelling Units Per Acre: Shall not exceed 23 units per acre.

Off-street Parking: One and one-half off-street parking spaces shall be provided for each unit.

cont'd....

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W/S Wallace Street between West  
2nd Avenue and Point Grey Road (cont'd)

And subject to the following:

- (i) Following the enactment of the (CD-1) Comprehensive Development By-Law and prior to the issuance of the Development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel with due regard to the overall design and the provision and maintenance of useable open space, off-street parking and landscaping, vehicular ingress and egress and garbage collection facilities.
- (ii) The owner shall formally dedicate land for lane, utility easement and road widening purposes as required by the City Engineer and as shown in Appendix C of the July 6, 1976, City Manager Report, and consolidate the site into one parcel and register same in the Land Registry Office.

The Director of Planning further recommends that the use 'Apartment buildings' be included as an allowed use.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Mr. R. Youngberg, Associate Director, Area Planning, explained the proposed development in detail for the information of the meeting.

The Mayor called for speakers for or against the application and the following addressed Council:

- Mrs. Avril Simpson representing Penta Co-operative Housing Association addressed Council and indicated that the members of Penta who would occupy the development, all have incomes within the guidelines required by CMHC. There will be 18 children in this development which should make little impact on the school population. Mrs. Simpson urged that Council approve the development.
- Mr. B. Olson, architect for the Penta project, illustrated, by means of slides, the development proposal.
- Mr. Stan Donaldson representing the Dunbar Village Community Co-operative and a partner in the development, circulated a brief putting forward reasons why Council should approve the application to rezone this property to CD-1.
- Mr. Harald Weinreich, architect for the Dunbar Village Community Co-operative, also spoke in support of the project.
- Ms. Myrna Kingscote supported the application and urged approval particularly in view of the shortage of reasonably priced housing for single parent families.
- Mr. Charles Haynes, Canadian Self Help Housing Association, supported the application, particularly the Penta participatory planning process.
- Mr. John Hill, President, Jericho Area Citizens Association, opposed on the basis that there is no overall plan for this area. He suggested that before a decision is reached on the disposition of this City-owned land, that an overall plan be first developed.
- Mr. Norm Levi urged Council to approve the application.
- Mr. James Giles expressed concern for the wildlife presently occupying this land.

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W/S Wallace Street between West 2nd Avenue and Point Grey Road (cont'd)

- Mr. J.H. Bruchet suggested the City investigate an alternate site, e.g. 3700 Block West 5th, 6th, 7th and 8th Avenues.

Other speakers for or against the proposed development were:

IN FAVOUR

- Mrs. Helen Currie, Dunbar Village Community Co-operative
- Mrs. Mary Kelly, Dunbar Village Community Co-operative
- Dr. Josephine Mallek
- Mr. Charles Loewi
- Michelle Bjarnson, Bayview School Advisory Council
- Connie Kehoe
- Mr. Frank Gerber, Dunbar Village Community Co-operative
- Joyce Diggins
- Mr. Bill Shade, Dunbar Village Community Co-operative
- Mr. Tom Simpson, Penta Co-operative Housing Association
- Jill Davidson
- Paul Bjarnason, Penta Co-operative Housing Association

NOT IN FAVOUR

- Mr. Maurice Baker, Jericho Area Citizens Association (Brief Filed)
- Mr. & Mrs. M. Baker
- Mrs. Enid Anderson (Brief Filed)
- Kathy Emberly, Dunbar Village Community Co-operative (In Favour)
- Rick Baker
- Daphine Solecki
- Kenneth Craig
- Norm Freshwater, Jericho Area Citizens Association
- Robert Howarth, Jericho Area Citizens Association
- George Coutts
- John Hrehorka
- Mr. Denis Gray-Grant (Brief Filed)
- Mr. Beale

Council also noted a letter dated August 17, 1976, from the Jericho Tennis Club opposing the proposed rezoning.

MOVED by Ald. Harcourt,

THAT the rezoning application of the Director of Planning be approved;

FURTHER THAT the use 'Apartment buildings' be included as an allowed use.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

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W/S Wallace Street between West 2nd Avenue and Point Grey Road (cont'd)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bowers,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 10:05 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of August 25, 1976, adopted on September 21, 1976.

C. Phillips  
MAYOR

B. M. Litt  
CITY CLERK